

CITY OF
HAYWARD

HEART OF THE BAY

Mission Boulevard Specific Plan

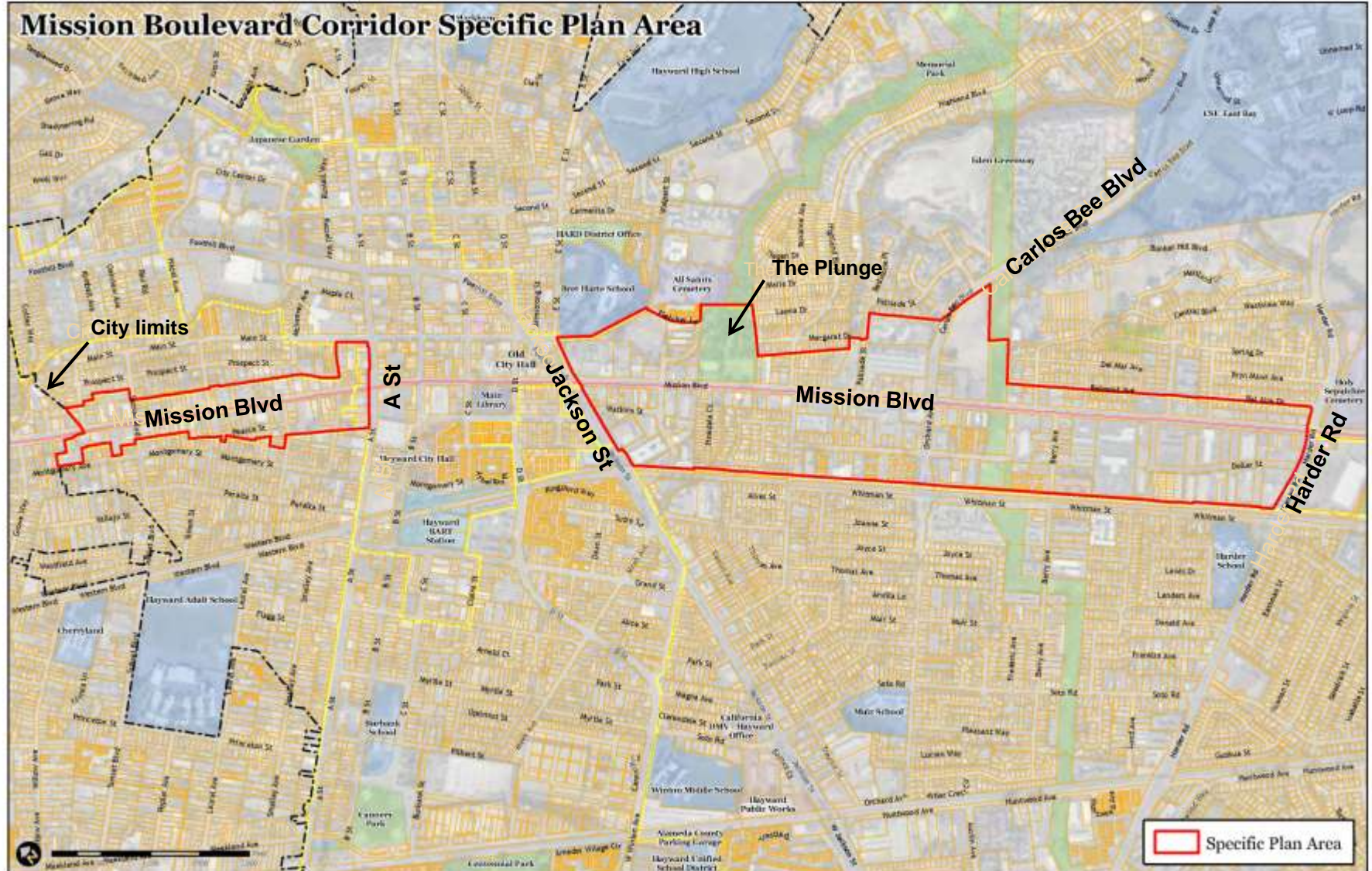


Erik Pearson, *Senior Planner, City of Hayward*
Laura Hall and Robert Alminana, *Hall Alminana, Inc.*
Kevin Colin, *Lamphier-Gregory*

Development Services Department



Project Area – 240 acres, 600 parcels



Mission Boulevard – existing streetscape



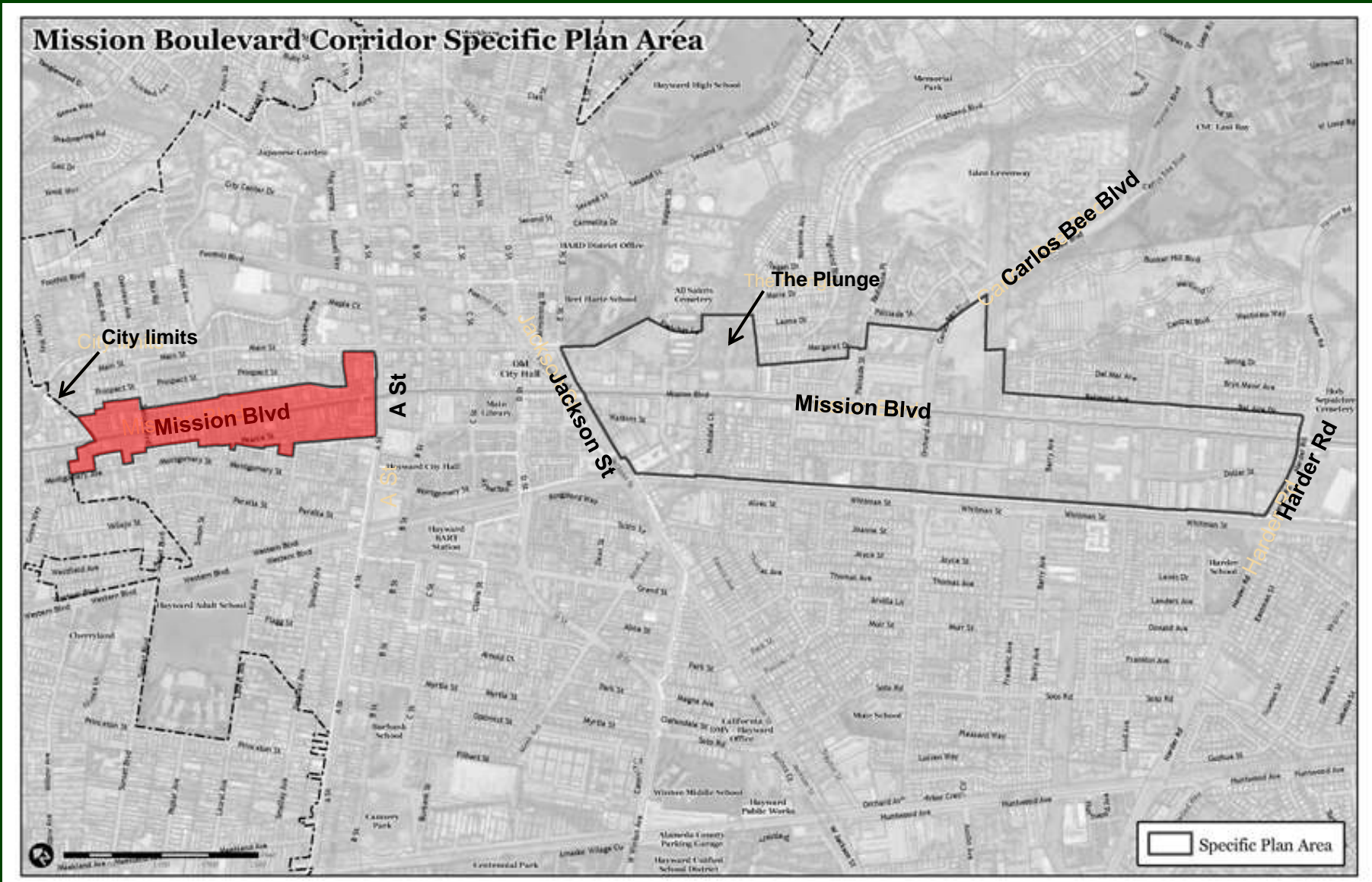
North of A Street



Jackson Street to Harder Road



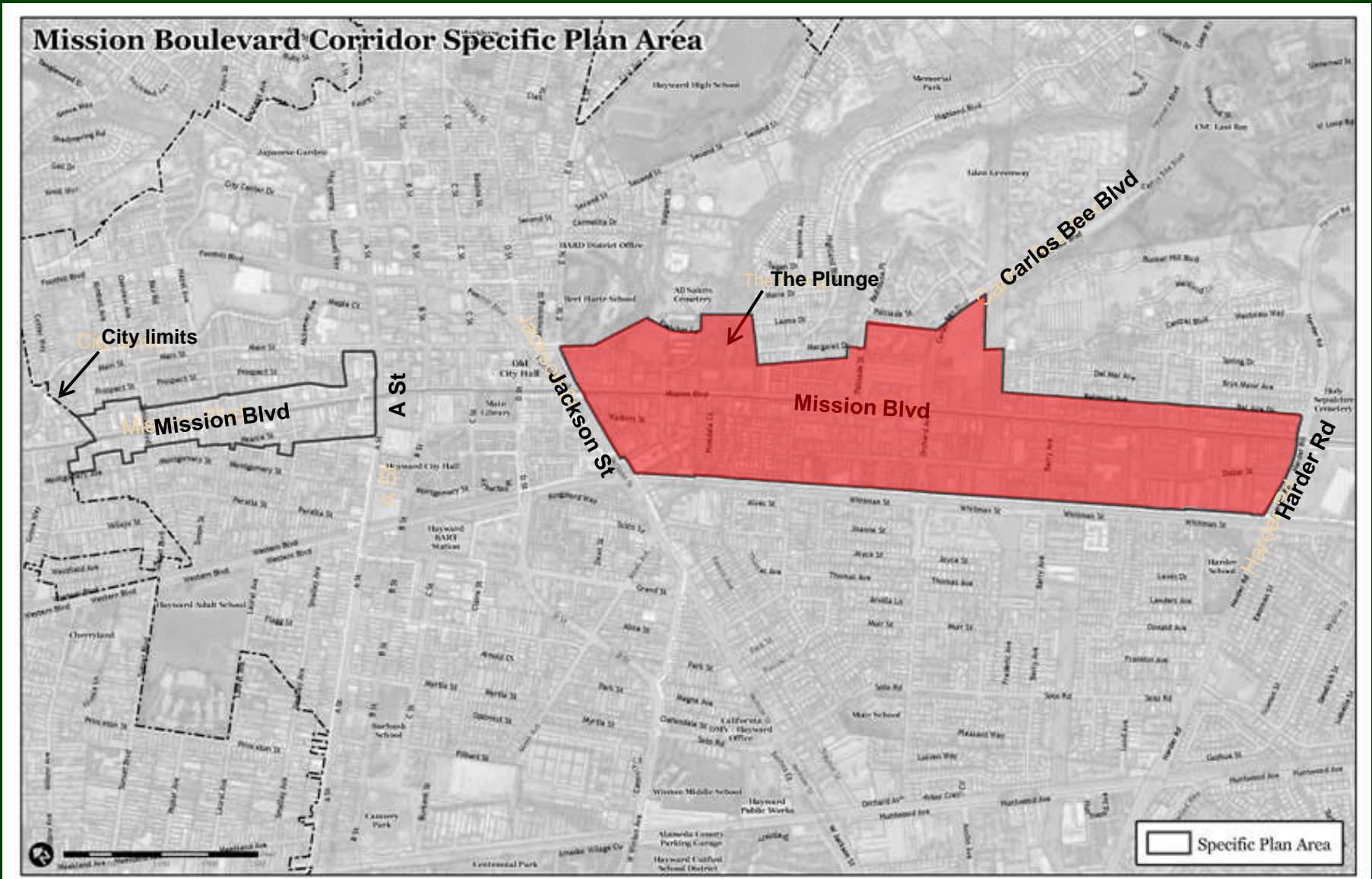
North of A Street to City limits



North of A Street to City limits



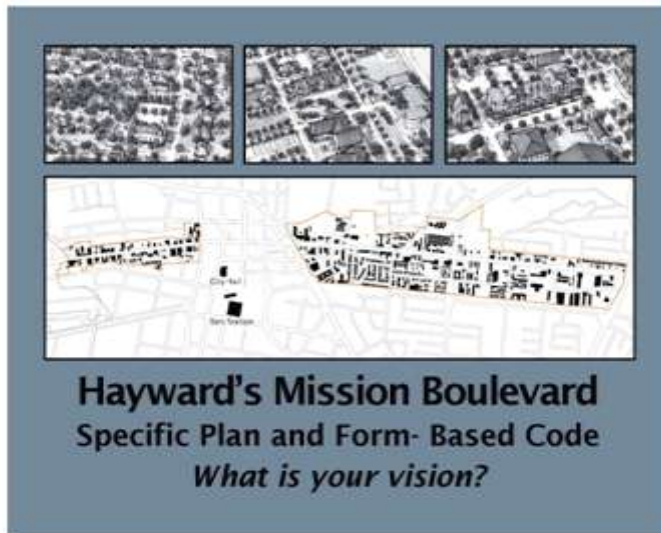
Jackson Street to Harder Road



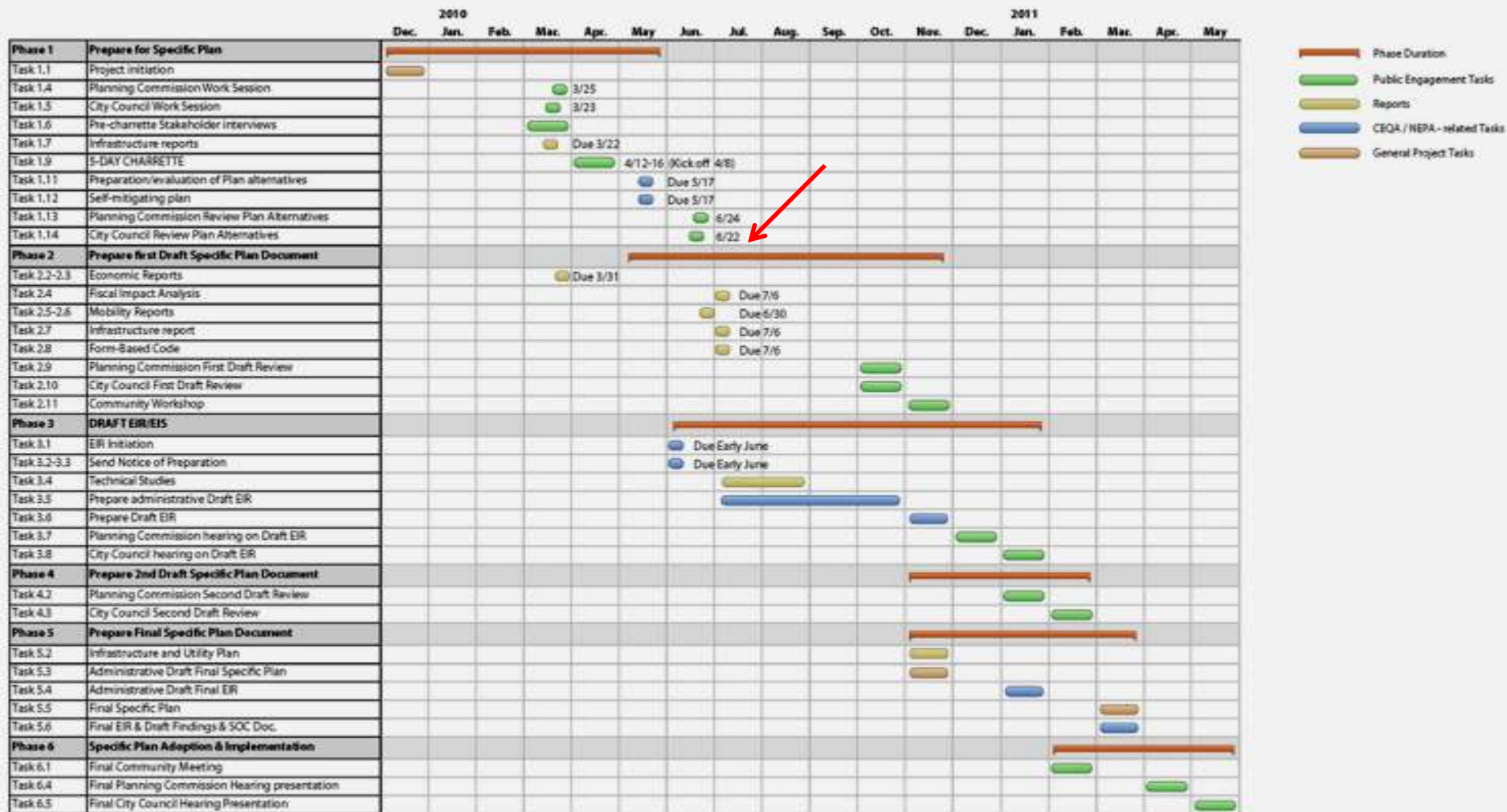
Jackson Street to Harder Road



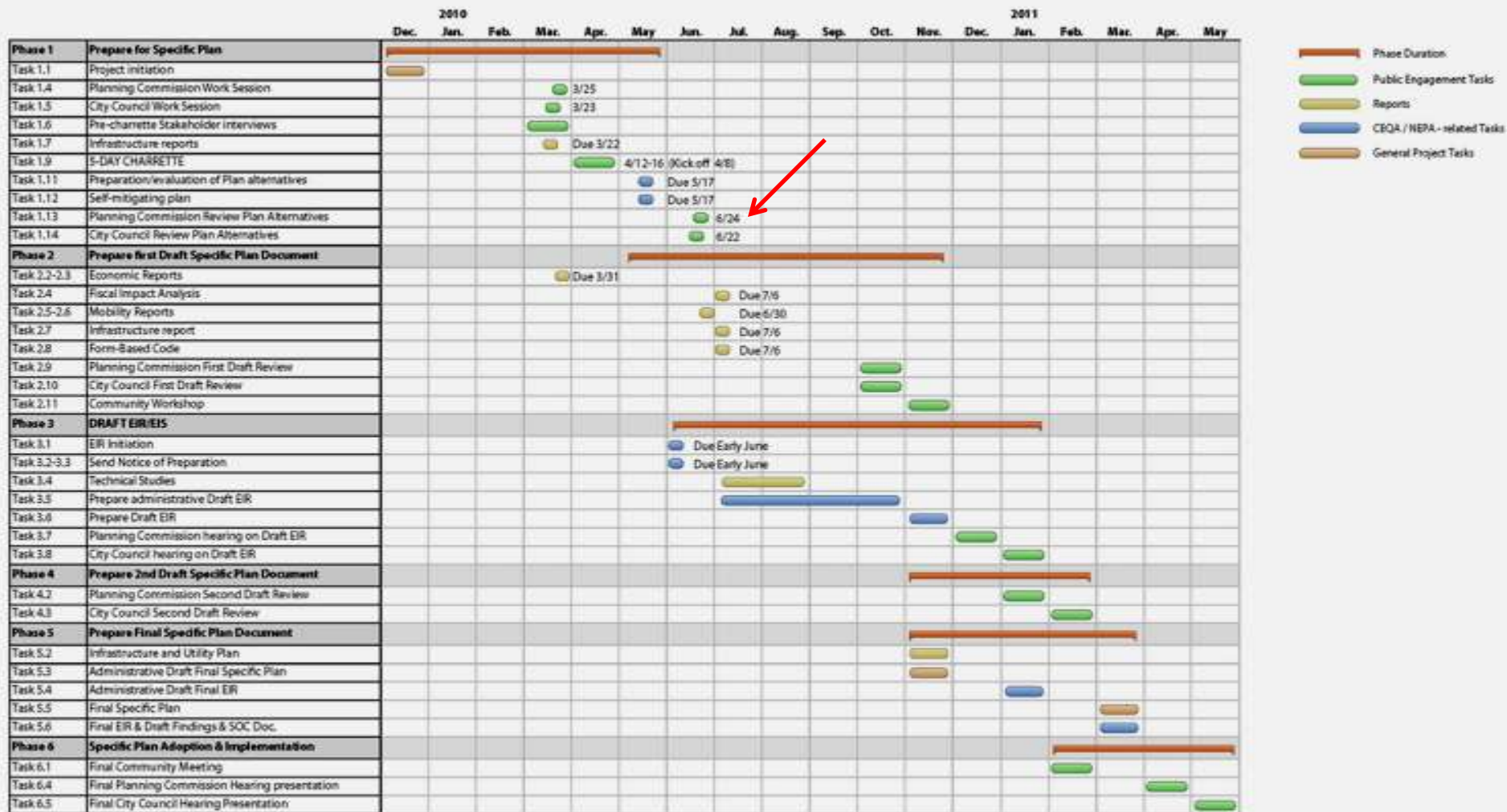
Charrette – April 12-16, 2010



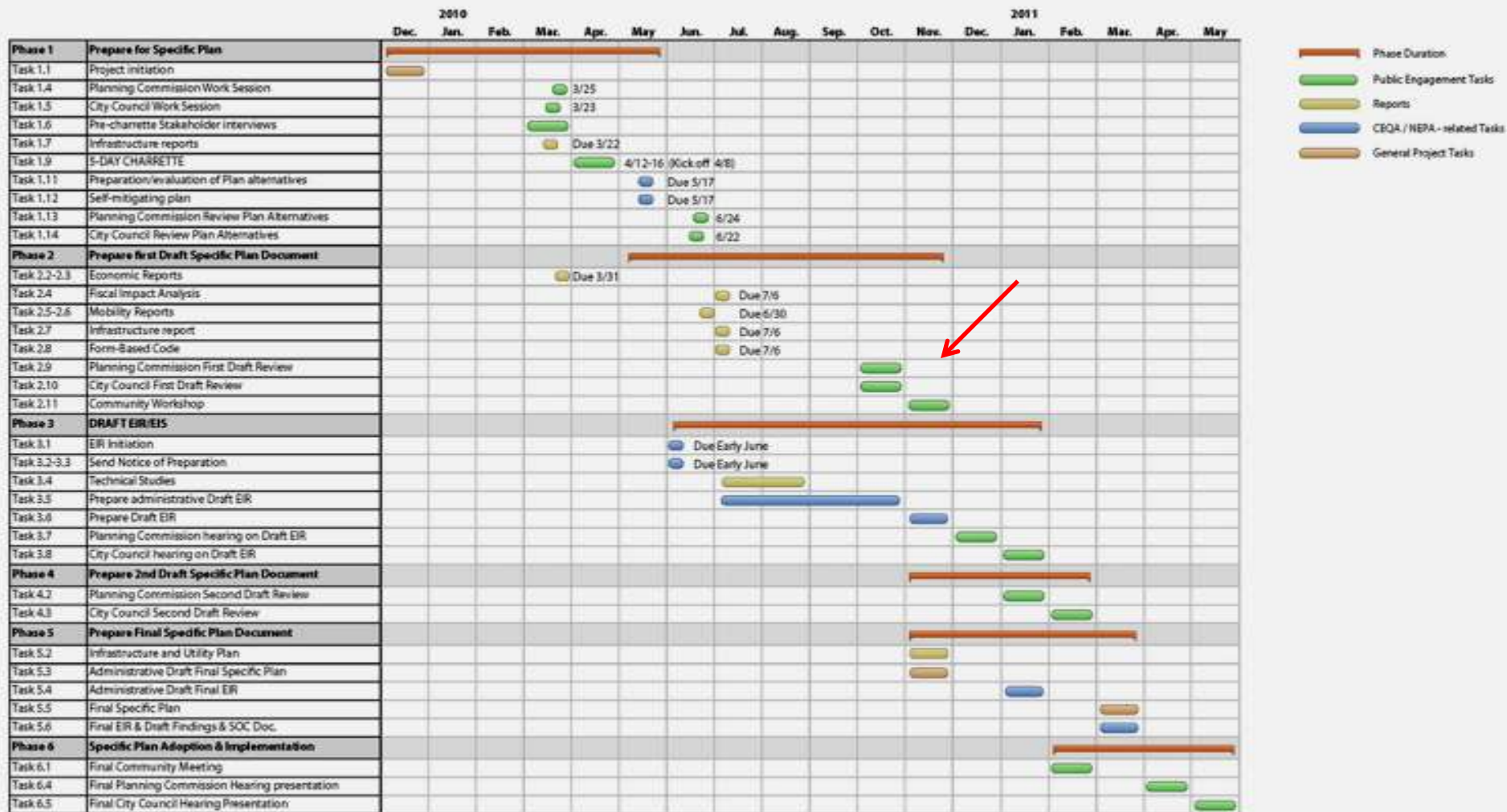
Timeline



Timeline



Timeline





ABOUT HAYWARD
MAYOR & CITY COUNCIL
CITY COUNCIL MEETINGS
PLANNING COMMISSION MEETINGS
BOARDS, COMMISSION &
COMMITTEES
COUNCIL STANDING COMMITTEES
AIRPORT
CODES, ORDINANCES & FEES
DEPARTMENTS
EMPLOYMENT
LOCAL LINKS
VOLUNTEERING



Mission Boulevard Corridor Specific Plan



■ Overview

Para información en Español, [haga clic aquí](#) »

The project area includes two segments along Mission Boulevard from Harder Road in the south to the City limits in the north, excluding the downtown core. The **South Hayward BART Form-Based Code** project is under way and will address the portion of Mission Boulevard between Harder Road and Industrial Boulevard.

The Mission Boulevard Corridor Specific Plan will include a form-based code and a long-term economic strategy for the project area. The goals of the project are to develop a vision and supporting implementation strategies that will result in attractive development for the City including vibrant commercial uses; pedestrian-friendly neighborhoods that are safe, desirable, and at sufficient densities to support public transportation; and a built form that will encourage such uses. Other goals include revitalization of the corridor; addressing the deterioration of the existing uses, including distressed auto-related uses; and establishing a vision for transit-oriented development that incorporates economic and environmental sustainability. A program-level Environmental Impact Report (EIR) will be prepared for the project. The project is expected to be completed no later than May, 2011.

■ Map of Project Area

■ Project Timeline

■ Upcoming Meetings

- June 22, 2010 – City Council Work Session
- June 24, 2010 – Planning Commission Work Session/EIR Scoping Session

■ Kick-Off Meeting (April 8) & Charrette (April 12 – 16)

- Kick-Off Meeting and Charrette Announcement
- Charrette Schedule
- Charrette Kick-off Presentation
- Charrette Kick-Off Video
- Parking Strategies Presentation
- Economic Strategy Presentation
- Visual Preference Survey Results
- Charrette Closing Presentation
- Charrette Closing Video

■ Reports

(City Council, Planning Commission, etc.)

- 11-17-2009 City Council Report
 - Attachment 2
 - Attachment 3
 - Attachment 4
- 03-23-2010 City Council Work Session Report
 - Attachment 1
 - Attachment 2
 - Presentation
- 03-25-2010 Planning Commission Report
 - Attachment 1
 - Attachment 2
 - Presentation

■ Documents and Studies

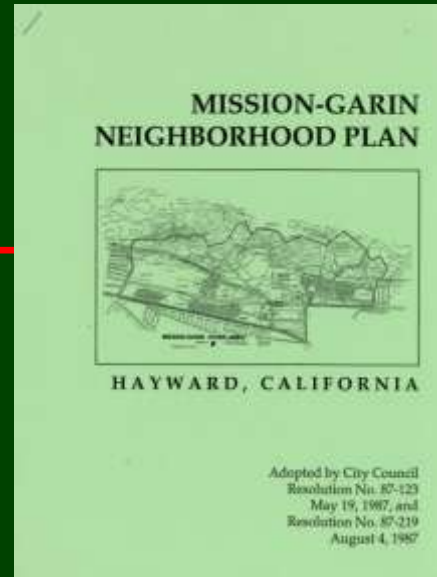
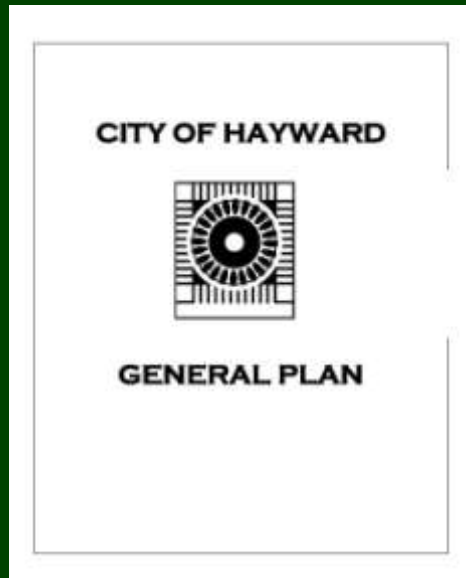
- Mission Boulevard Market Analysis and Economic Development Strategy
- Synoptic Survey

■ Glossary of Terms

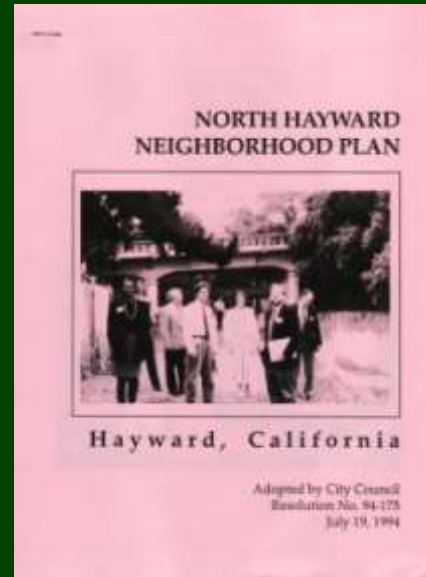
For further information, please contact:
 Erik Pearson – Senior Planner – at 510-583-4210
 Laura Hall – Hall Alminana, Inc. – at 415-986-9111
 Robert Alminana – Hall Alminana, Inc. – at 415-986-9111



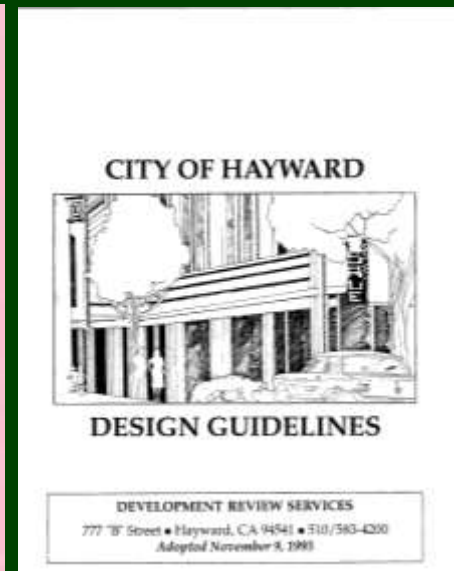
Existing policies and regulations



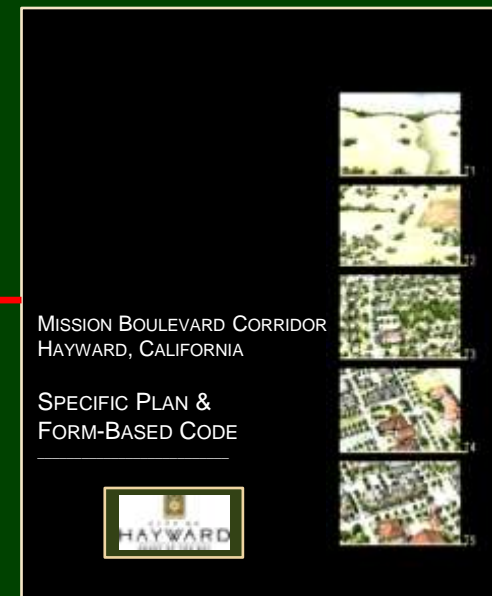
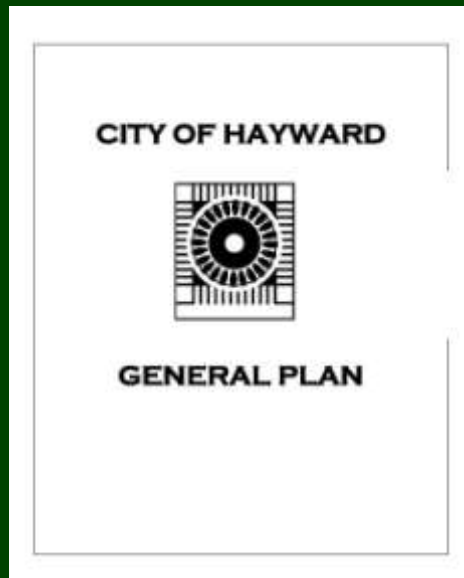
Zoning
Ordinance



Subdivision
Ordinance

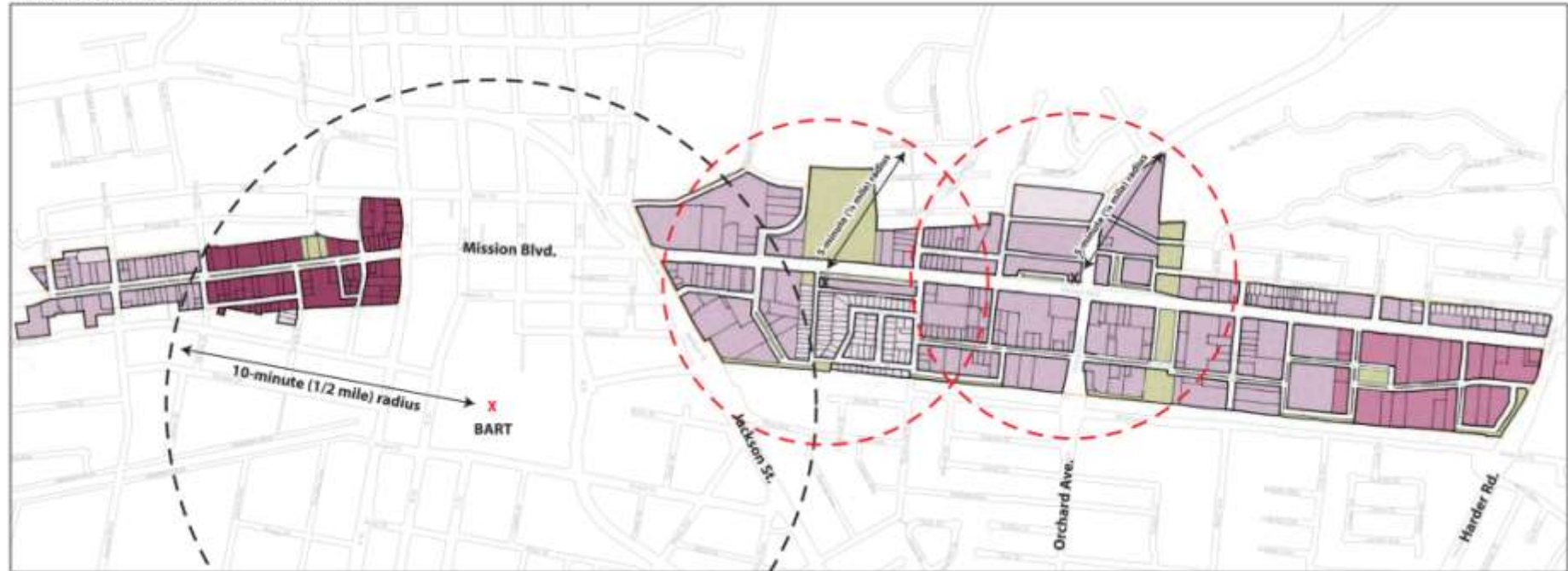


New policies and regulations



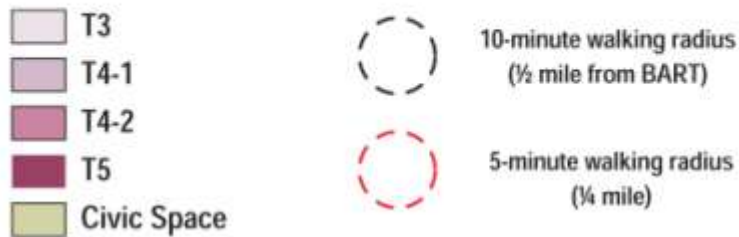
Charrette Regulating Plan

Mission Boulevard Corridor Specific Plan



May 25, 2010

Charrette - Proposed Regulating Plan



Alternatives

Mission Boulevard Corridor Specific Plan



May 28, 2010

Alternative Regulating Plan

- T3
- T4-1
- T4-2
- T5
- Civic Space

- 10-minute walking radius
(1/2 mile from BART)
- 5-minute walking radius
(1/4 mile)

Variables to Charrette Regulating Plan:

- ① Design of Mission Boulevard north of A Street (landscaped median, etc.)
- ② Reduce Maximum Building Height from 6 to 3 Stories
- ③ Designate Parcels on Mission between A Street and "Big Mike Park" as Civic Space
- ④ Designate area between Jackson, Mission, and Fletcher as T5
- ⑤ Designate Parcel at Southeast Corner of Mission and Jackson as Civic Space
- ⑥ Include Slip Lane on West side of Mission between Torrono and Harder
- ⑦ Change Zoning from SD to T4-2 and Change Location of New Thoroughfare

HALL ALMINANA
INCORPORATED



Alternatives

Variable 1: Design of Mission Blvd. north of A Street

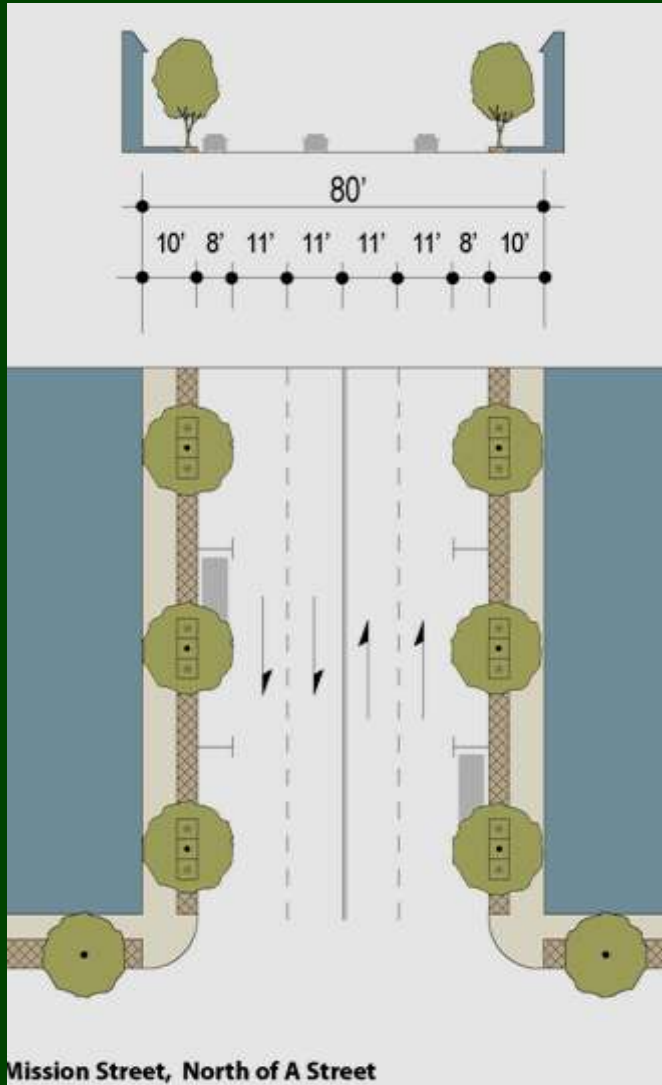


For Variable 1, there are 4 Alternatives



Alternatives

Variable 1: Design of Mission Blvd. north of A Street

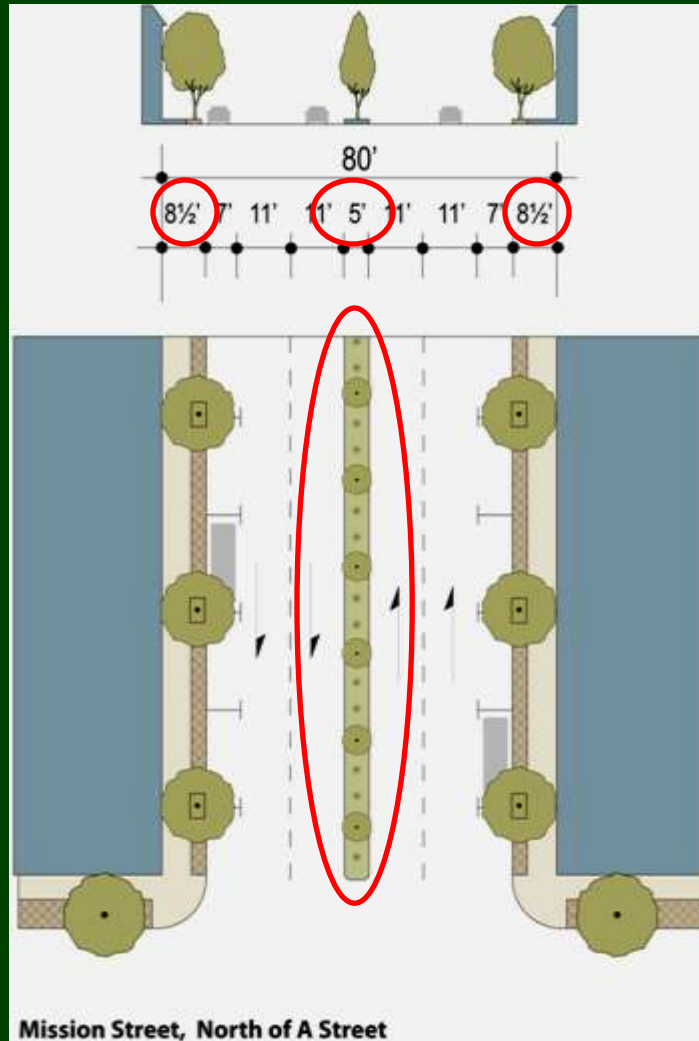


Alternative 1: Maintain existing configuration with improvements.



Alternatives

Variable 1: Design of Mission Blvd. north of A Street

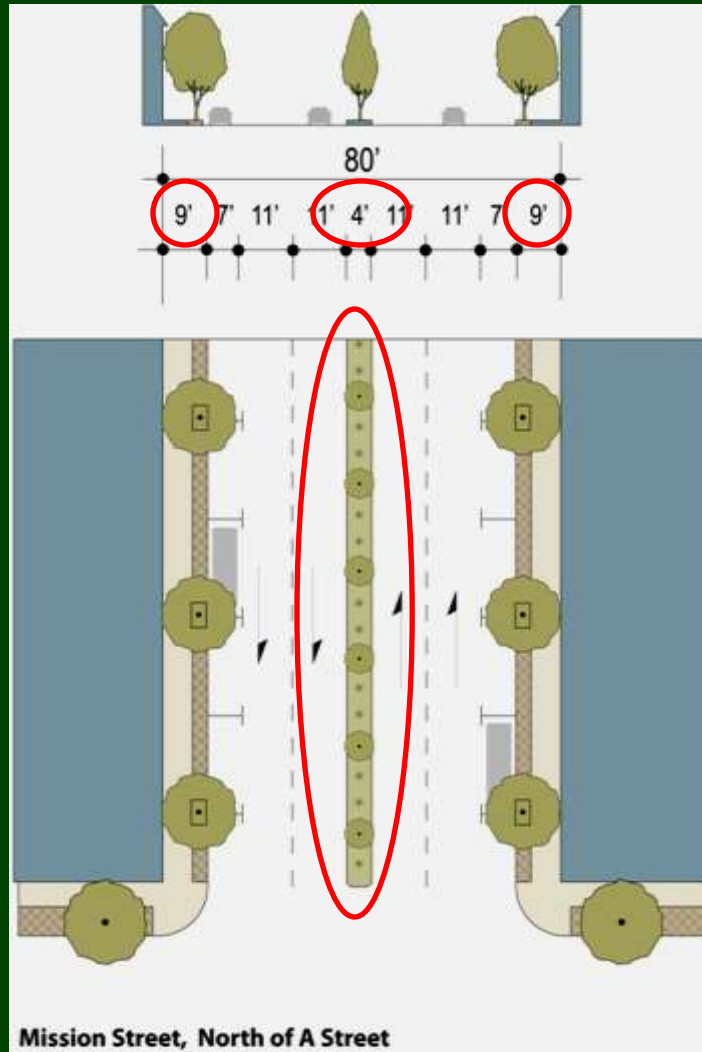


Alternative 2: Install a 5-ft-wide landscape median and reduce slightly the parking lane and sidewalk widths.



Alternatives

Variable 1: Design of Mission Blvd. north of A Street



Alternative 3: Install a 4-ft-wide landscape median and reduce slightly the parking lane and sidewalk widths.



Examples of 9' sidewalk widths

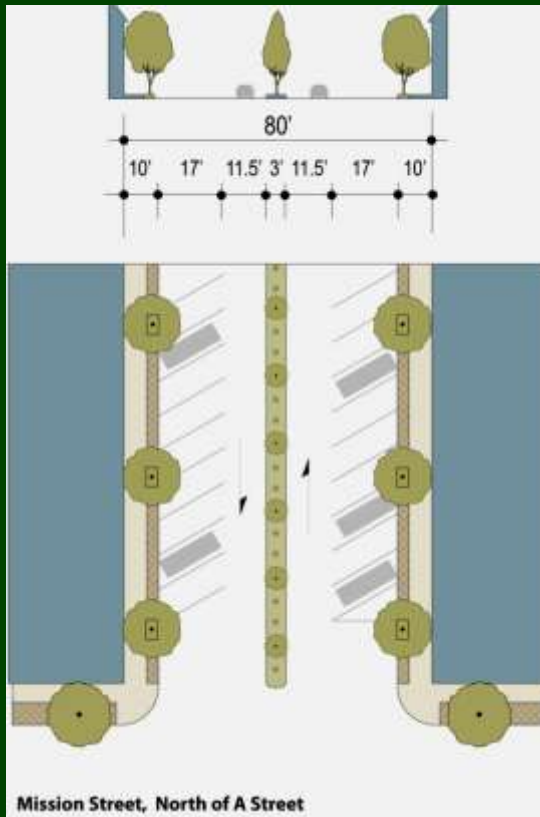


Why sidewalks less than 9' wide are not desirable

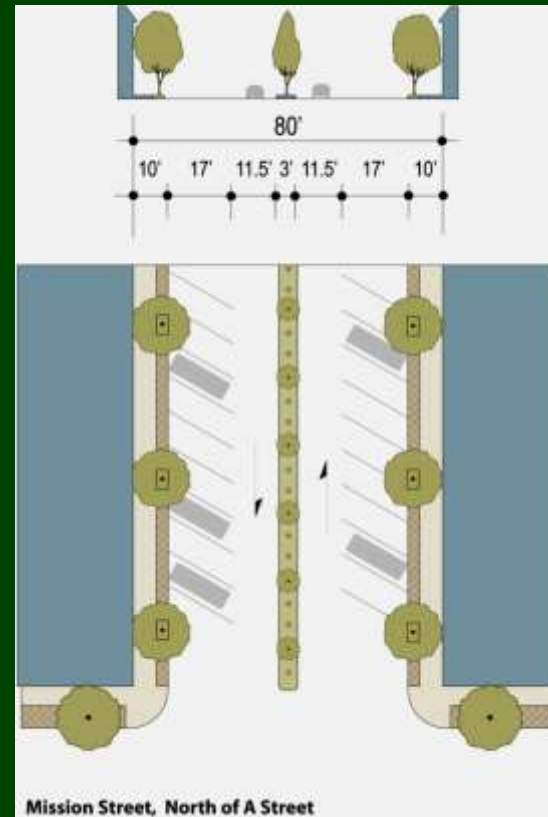


Alternatives

Variable 1: Design of Mission Blvd. north of A Street



Head-in parking



Back-in parking

Alternative 4*: Install a 3-ft-wide landscape median, reduce from 4 to 2 travel lanes, add diagonal parking and maintain 10-ft-wide sidewalks. * **Would likely lose ability to use LATIP funding for improvements**



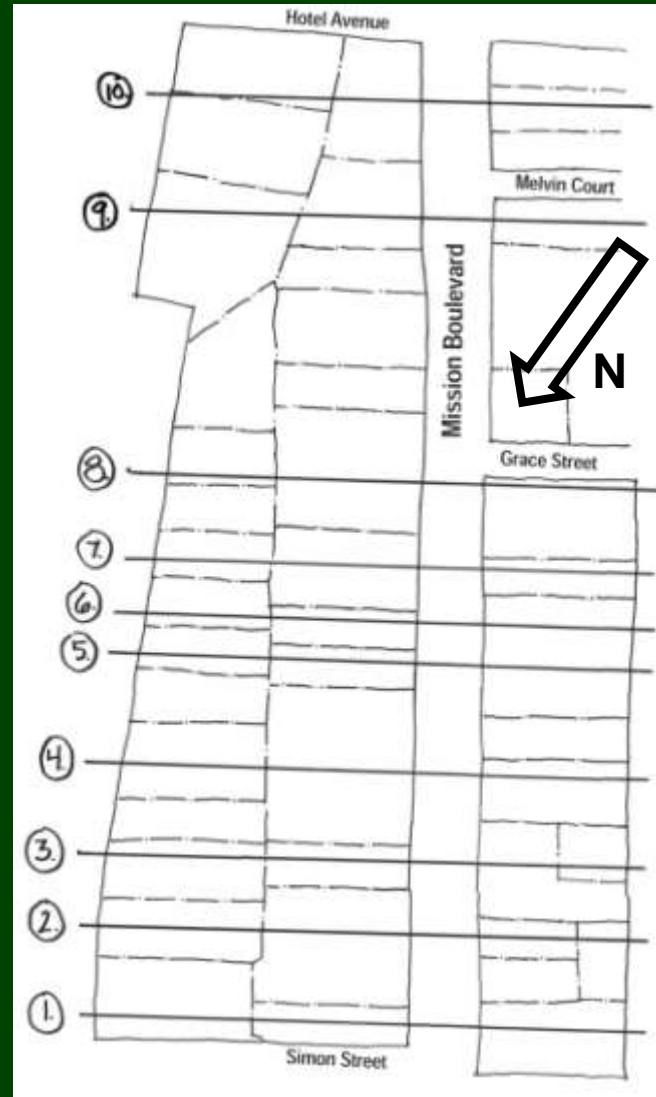
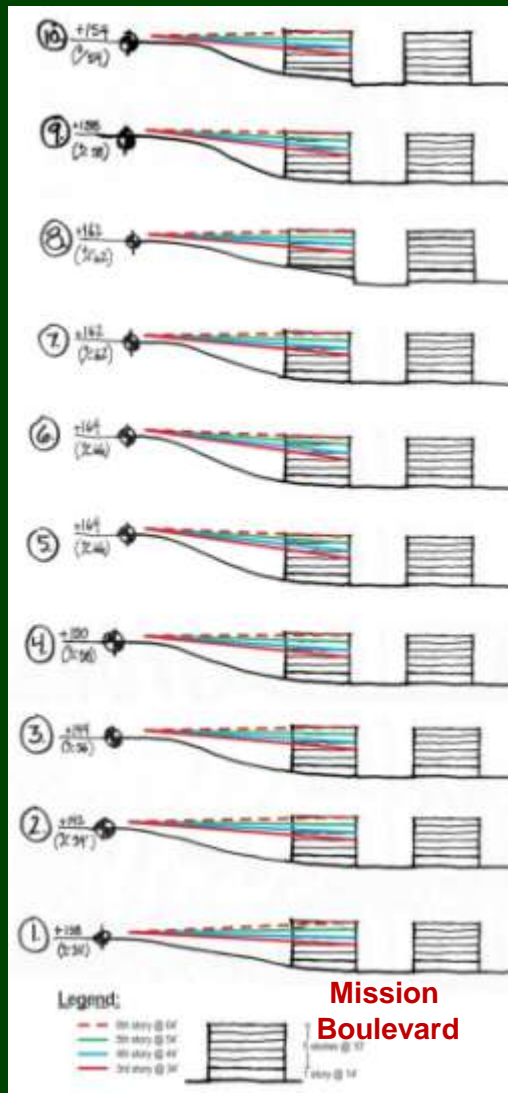
Alternatives

Variable 2: Reduce allowable Building Heights from 4-6 to 2-3 stories on Mission Blvd. between Hotel and Simon Streets.

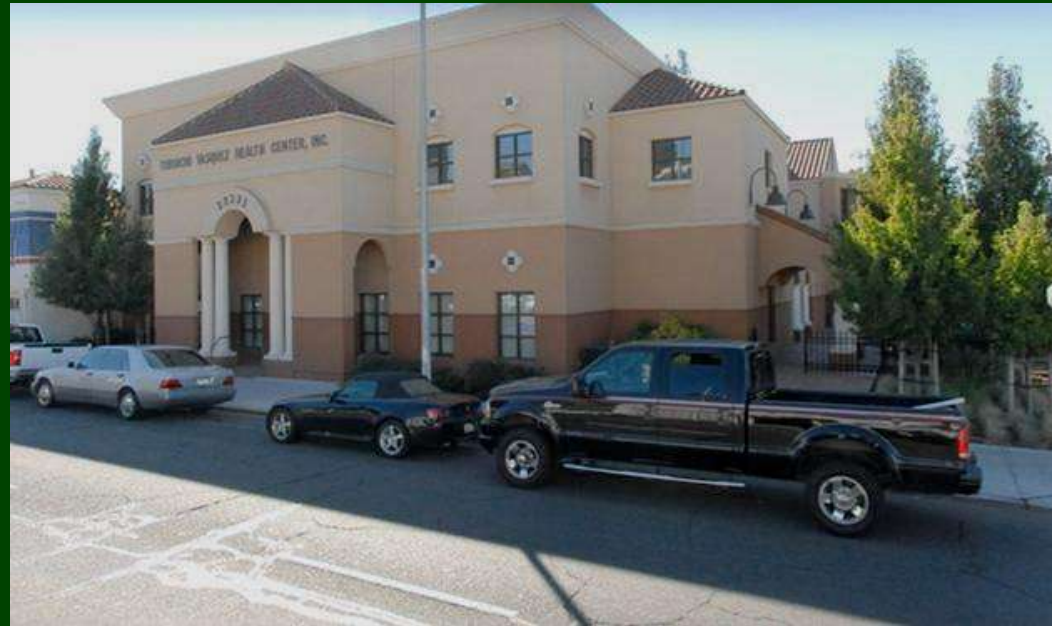


Alternatives

Variable 2: Cross-sections showing impacts building heights would have on views



Existing view from Prospect Street



Existing view from Prospect Street and Sunset Blvd.



Existing view of Prospect Street properties from Mission Boulevard



Alternatives

Variable 2: Existing 3-Story building on Mission between Hotel and Simon Streets



Alternatives

Variable 2: Example of T5 density at 3 stories



Alternatives

Variable 3: Designate parcels on Mission Boulevard between A Street and “Big Mike Park” as Civic Space.

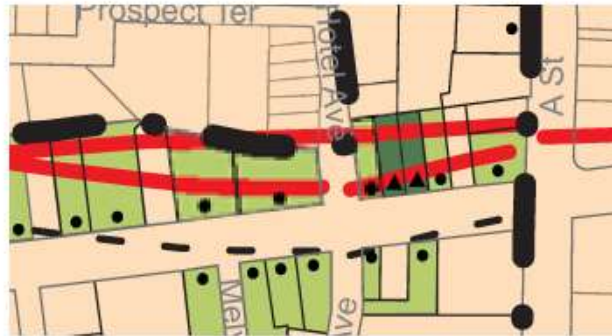


Proposed location of
“Big Mike Park”



Alternatives

Variable 3: Considerations for Civic Space designation



Structure with Medium Historic Integrity



Structure with High Historic Integrity



Fault Lines

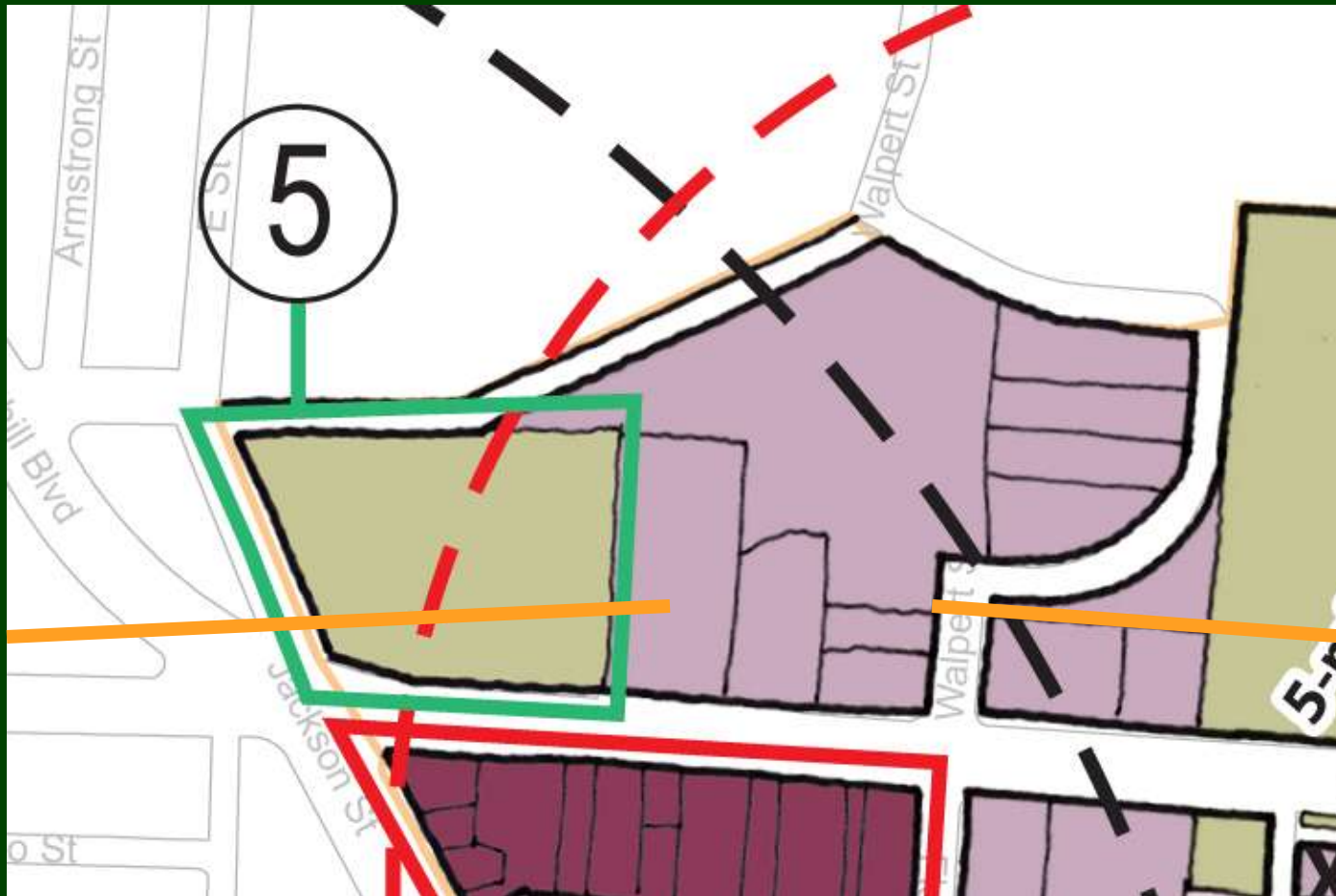
Alternatives

Variable 4: Designate area between Jackson Street, Mission Blvd. and Fletcher Lane as T5.



Alternatives

Variable 5: Designate parcel at southeast corner of Mission Boulevard and Jackson Street as Civic Space.

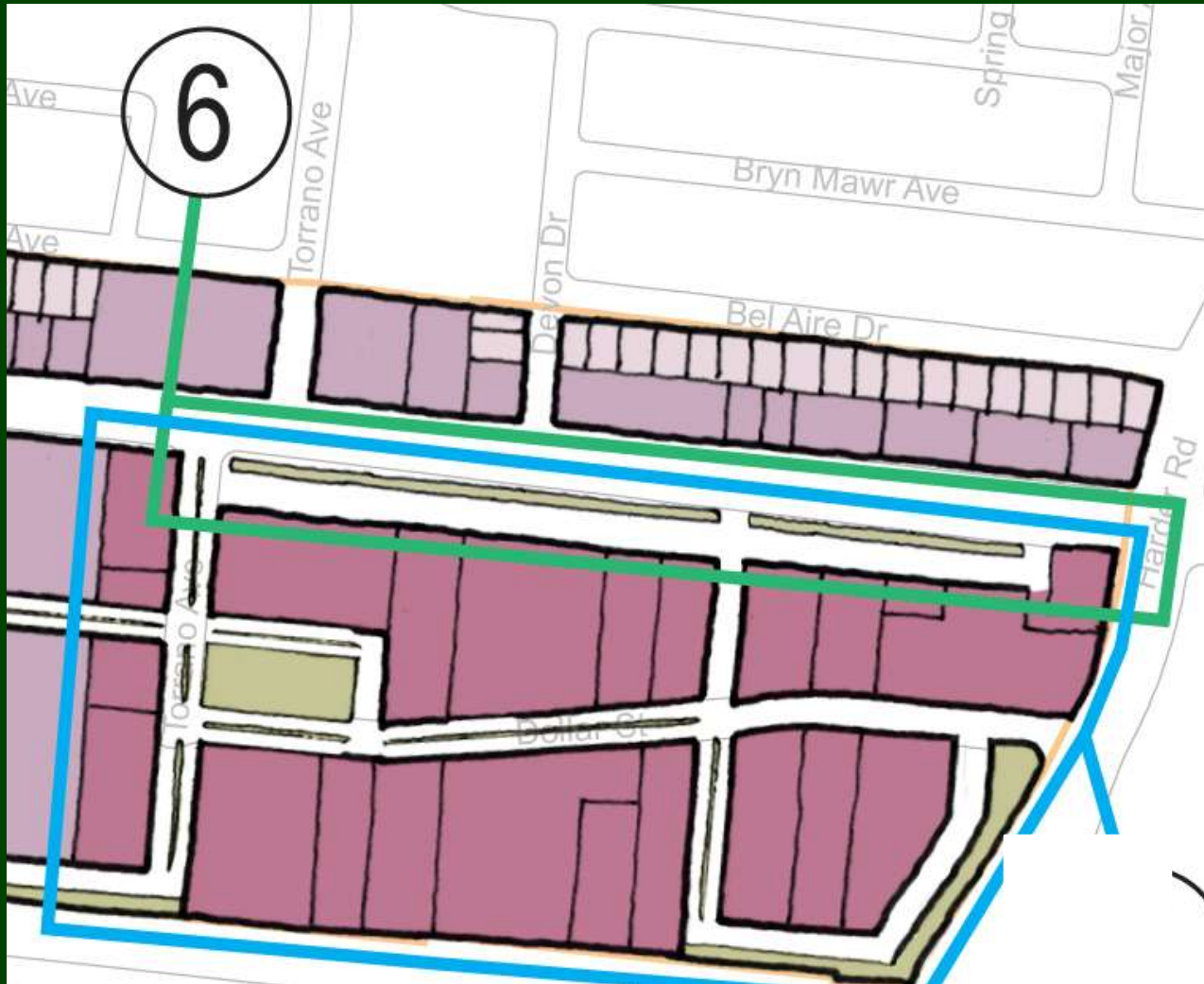


Fault Lines



Alternatives

Variable 6: Include slip lane on west side of Mission Boulevard between Torrano Ave. and Harder Road.



Alternatives

Variable 6: Advantages of a slip lane



Alternatives

Variable 7: Change zoning from SD to T4-2 and change location of new Thoroughfare in southwest corner of Specific Plan area.

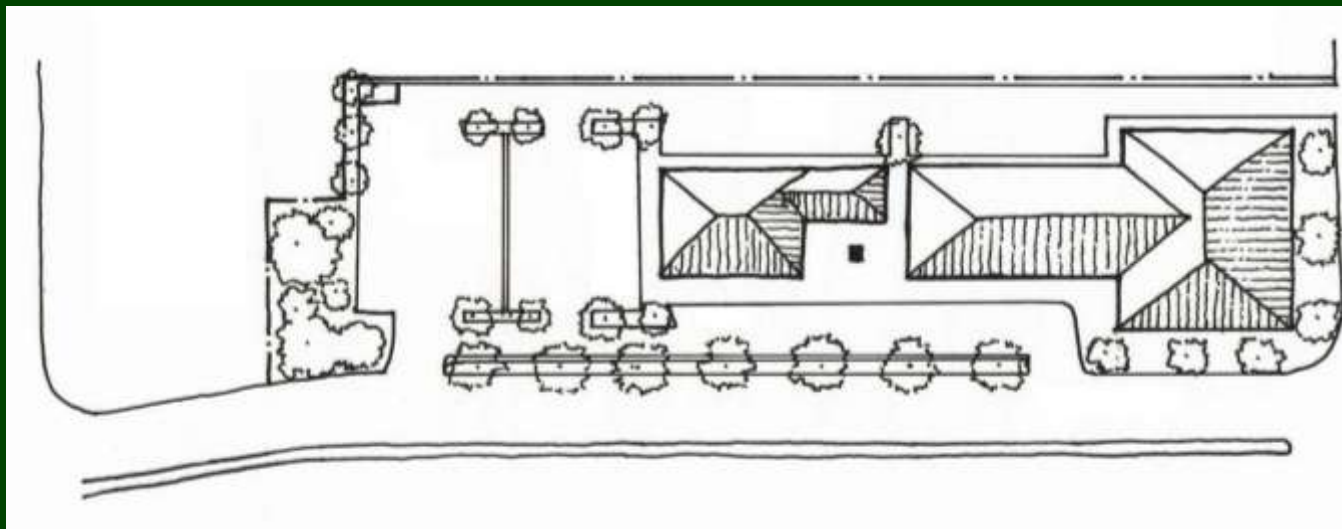
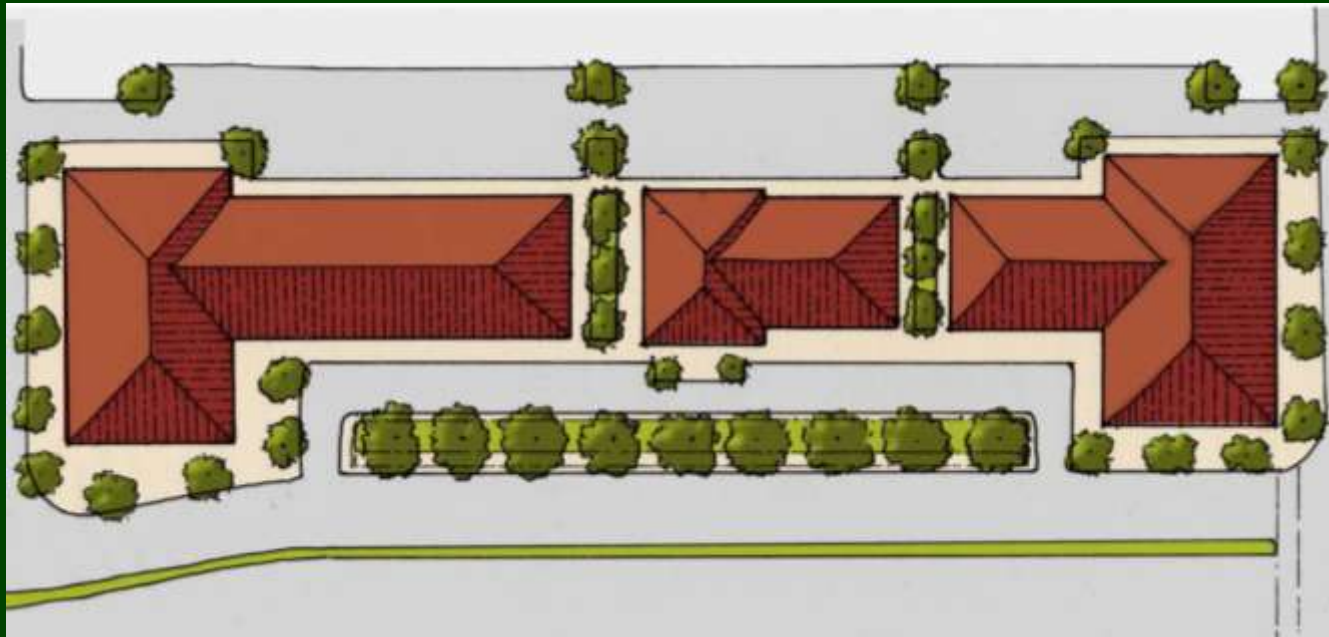


Road configuration in charrette Regulating Plan



Alternate road configuration

Development Alternatives for the 'Opportunity Site' at Mission Boulevard and Carlos Bee



CEQA



CEQA

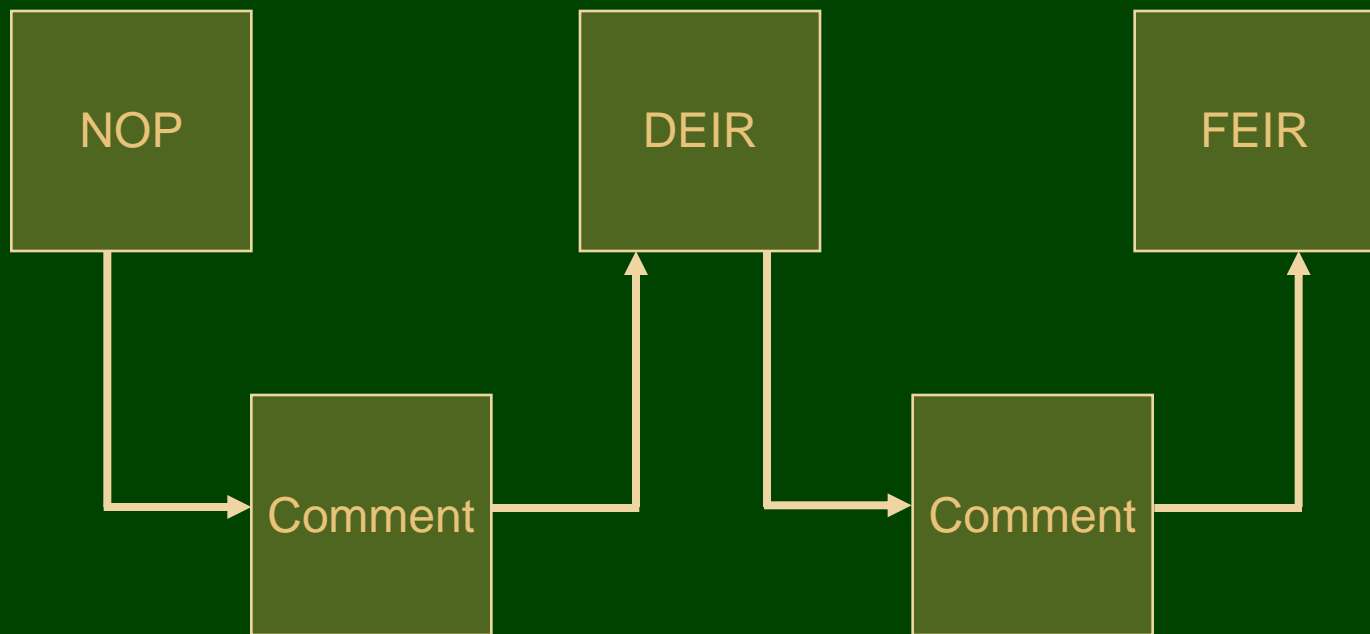
NOP

DEIR

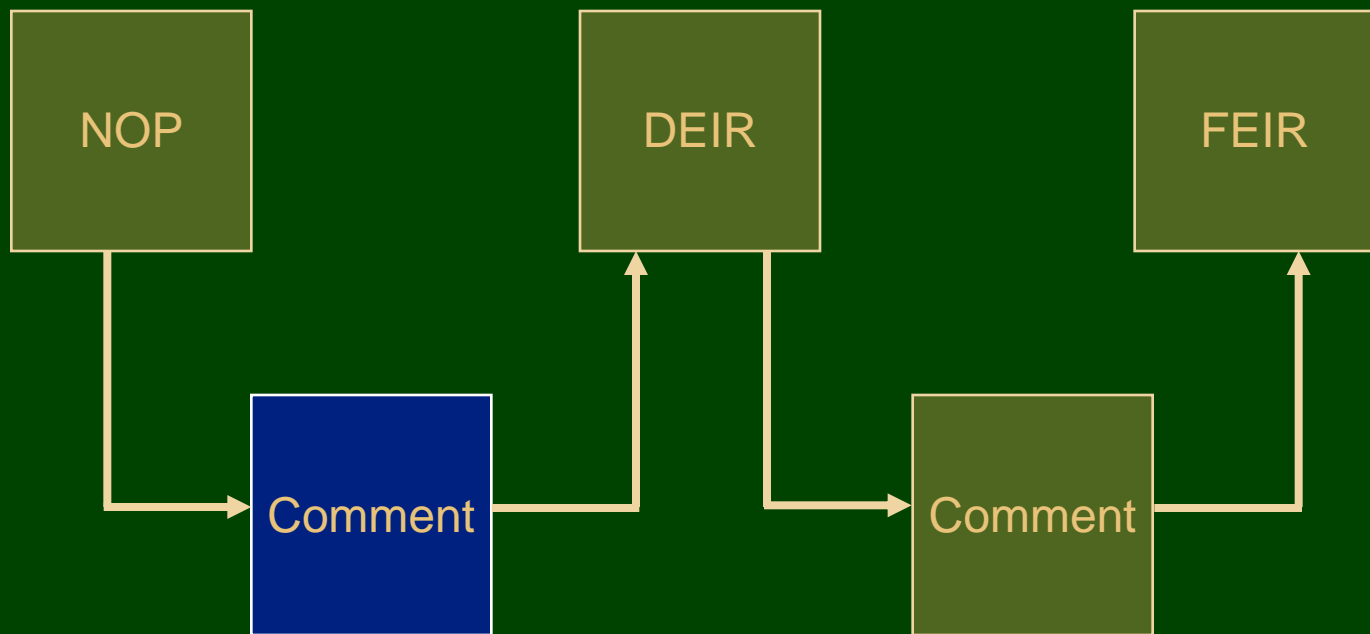
FEIR



CEQA

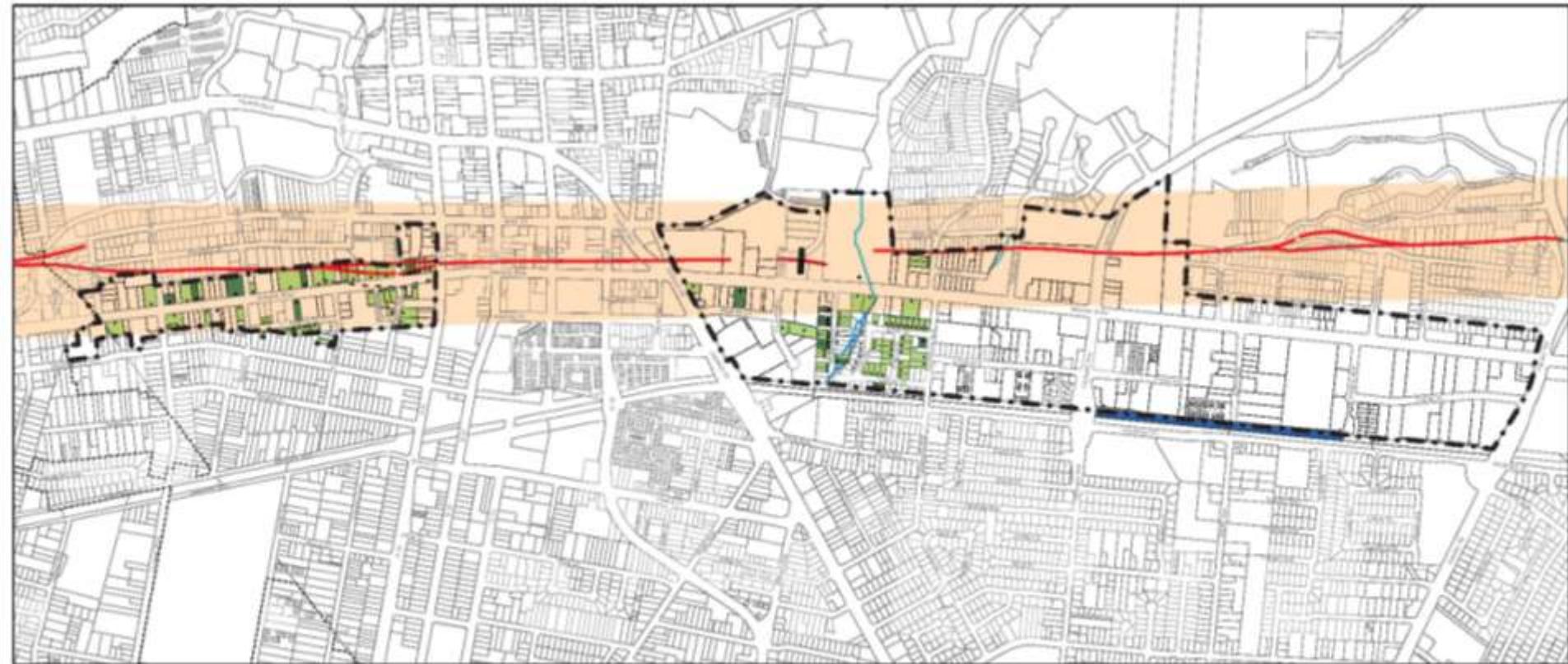


CEQA



CEQA

Environmental Constraints



Legend

- | | |
|----------------------------|--|
| --- Project Area | FEMA Flood Zone X (8.2% annual chance flood hazard) |
| Parcels | FEMA Flood Zone AE (1% annual chance flood discharge contained in channel) |
| County/City Boundary | Creeks |
| --- Fault Line Traces | Structure with Medium Historic Integrity |
| Alquist Priolo Fault Zone | Structure with High Historic Integrity |



CEQA

Aesthetics

Air Quality

Biological Resources

Climate Change

Cultural Resources

Geology & Soils

Hazards

Hydrology

Land Use

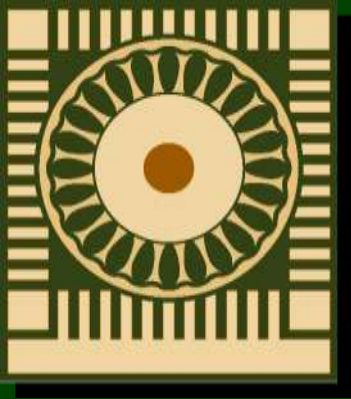
Noise

Public Services

Transportation

Utilities





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